

Edgewood Community Area

Community Character

This community area is located in southeastern Harford County and is generally bounded by I-95 to the north, MD Route 152 to the west, Edgewood area of Aberdeen Proving Ground to the south, and the Ha-Ha Branch of the Otter Point Creek to the east. Edgewood is centrally located within Harford County's Development Envelope, with easy access, via I-95 and rail service, to Baltimore, Washington, D.C., Wilmington, and Philadelphia.

Edgewood lies mostly within the Atlantic Coastal Plain, a broad lowland which rises gradually from sea level along the Chesapeake Bay to an elevation of approximately 200 feet on the northern boundary of the community area at I-95. It is drained principally by Winters Run and Otter Point Creek, which flow into Bush River and the Chesapeake Bay. Tributaries of the Little Gunpowder River drain a lesser portion of the community area. Parts of the community lie within the Chesapeake Bay Critical Area. The Edgewood area contains Otter Point Creek Marsh, which borders the Bush River basin. These sensitive tidal and non-tidal wetlands are designated as a National Estuarine Research Reserve, and are monitored and studied on a national scale. The wetlands are also classified as Resource Conservation land within the Chesapeake Bay Critical Area Program and are owned and managed by the Izaak Walton League. Willoughby Woods, a 233-acre forested area, is the largest remaining wooded tract along the Bush River shoreline and represents perhaps the largest woodland containing vernal pools in the County. Its designation as a Habitat of Local Significance in the Critical Area Program offers this area protection.

The Bush River Watershed Management Plan, completed in 2003, notes the impact of urbanization on the sensitive natural resources in this portion of the watershed, and calls for preservation of these large tracts of wetlands, and implementation of stream bank stabilization in the Otter Point Creek and Ha-Ha Branch tributaries to the Bush River.

Historically, the community of Edgewood evolved from a railroad stop at the "edge of the woods." Agriculture was the primary land use until the opening of the Edgewood Arsenal in 1917-18. A village containing a hotel, post office, tavern, and general store developed in close proximity to the train station, fueled by the influx of military personnel and their families. The community developed a unique and rich diversity of cultural and ethnic backgrounds and one of its major strengths continues to be found in its people.

The area is primarily residential with a mixture of homes ranging from apartments and small cottages to large waterfront dwellings. Commercial and service oriented activities are available at the Community Center on U.S. Route 40 and the Neighborhood Center on MD Route 755. In addition, Clayton Station, Magnolia Business Park, Greater Harford Industrial Park, Lakeside Business Center, Emmorton Business Park and Fashion Park contain a significant number of warehouses and distribution facilities. Interspersed throughout the area are several large retail shopping centers and industrial parks on U.S. Route 40, MD Routes 7, 24, and 755. The designation of these corridors as an Enterprise Zone is facilitating revitalization of the community by offering tax

credits for new businesses and for improvements to existing businesses. This action is helping to entice high quality commercial/industrial development along these corridors.

Three elementary schools, Edgewood, Deerfield and William Paca - Old Post, Edgewood Middle School, and Edgewood High School serve the community. Based on the October 2003 amendment to the Annual Growth Report, all of these schools are operating at less than the APF standards for capacity except Deerfield Elementary. A refurbished library, post office, numerous churches, MARC train station, mass transit, senior center, young adult center, and entertainment facilities serve the community. The Edgewood Boys and Girls Club and a Police Athletic League (PAL) facility serve the community. Two volunteer fire companies (Abingdon and Joppa-Magnolia) are located in Edgewood and the Harford County Sheriff's Southern Precinct is located on Gateway Drive. The Edgewood Farmers Market is held every Thursday at the MARC train station beginning in late spring and concluding in the fall.

The community boasts Flying Point Park, a major waterfront park and boat launching facility serving all of Harford County. Edgewood Park, Edgewater Park, Winters Run Park, Willoughby Beach Landing, and Woodbridge Park serve the open space need of the community. The Anita Leight Park and Estuary Center at Otter Point Creek provides public awareness and appreciation of estuarine ecosystems.

The Edgewood Community had a 2000 population of 21,263, which is approximately 10% of the County's total population (Figure 51). While, the Edgewood community has the fourth highest population in the County, between 1990 and 2000 the population of the area decreased by 1.36%. The 20-34 year old age group experienced the largest drop in population, a loss of 31% (2,078 people). The demographic profile of Edgewood indicates a maturing population, which is a common trend throughout Harford County. Between 1990 and 2000, the 50 and older age category had the greatest increase in population, 41.69% (3,034 to 4,299). Households in Edgewood increased by nearly 4%, from 5,370 to 5,894. The challenge for the Edgewood Community is to continue to provide housing and services necessary for its maturing population while improving quality of life issues for its younger population.

Edgewood Demographic Profile: 1990 - 2000

	1990	2000	Percent Change
Total Population	21,556	21,263	-1.36%
Total Households	7,376	7,650	3.71%
Median Household Income (in current \$)	\$34,600	\$46,670	34.88%
Employment	2,960	6,646	124.53%
Population By Race / Hispanic Origin			
White	17,187	14,548	-15.35%
Black	3,587	5,427	51.30%
American Indian/Alaska Native	106	86	-18.87%
Asian/Hawaiian/Pacific Islander	387	347	-10.34%
Other	289	287	-0.69%
Population of 2 or more Races	NA	568	NA
Hispanic Population	549	686	24.95%

Figure 51

Throughout the County, household income is up 37%. The median household income for this area grew 35% in the last decade from \$34,600 to \$46,670. Households in this community earning over \$150,000 a year increased by 1100%, while households earning less than \$50,000 a year decreased by 24%. Total employment in this area increased by 125% from 2,960 to 6,646.

The community contains an interchange at I-95 and MD Route 24. Other major transportation routes that pass through the community include U.S. Route 40, MD Route 7, MD Route 152, and MD Route 755. The U.S. 40 corridor offers a surplus of redevelopment opportunities. Harford County Transportation Services (HCTS) operates four bus routes in and around Edgewood including the number 5 - Edgewood Circulator which is a local bus connecting residential neighborhoods with retail employment centers, and the number 7 which connects Edgewood with White Marsh, Johns Hopkins Hospital and Downtown Baltimore. In addition, MTA operates two commuter buses to Baltimore via U.S. Route 40. Park-and-Ride lots are located on MD Route 24 at the I-95 interchange and on MD Route 755 at the MARC train station.

Plan for the Area

In March of 2000, the Harford County Council adopted the Edgewood Community Plan as an element of the County's Master Plan. The goal of the Plan is to guide future growth and help ensure the sustainability of the community. The Plan was developed through a community-visioning workshop. Working with the Community Council, results of the visioning workshop were synthesized into a concept plan for the physical redevelopment of Edgewood. Efforts to implement the Community Plan are supported by the County.

The overall concept set forth for the Edgewood Community is the redevelopment of traditional neighborhoods and the establishment of a Main Street development (Figure 46). The plan for the area calls for establishing a mix of uses, including civic, commercial, residential, office, and green space along the MD Route 755 corridor. This corridor and surrounding neighborhoods are linked to two anchor areas by tree-lined pedestrian and bicycle-friendly streets. These anchor areas are the Edgewood Plaza/Library on Hanson Road and the MARC Train Station. A mix of land uses is promoted in residential and nonresidential areas in order to attract the physical development necessary to achieve community revitalization. A direct outcome of the Main Street and traditional neighborhood concept is the establishment of the Edgewood Neighborhood Overlay District (ENOD). The ENOD is a zoning overlay district that provides flexibility in zoning to allow a mix of compatible uses, such as Live/Work Units.

Located within the ENOD is Washington Court, an area designated as mixed use by the Edgewood Community. The Washington Court Project is an initiative to redevelop a former military housing complex into a mixed-use community. The proposal for the site is to develop a community center, education center, recreation center, and employment center/support services all surrounding a community green or open space.

Revitalization of the U.S. 40 corridor into a viable commercial district remains a top priority. Quality redevelopment of underutilized properties that enhances the entire community is strongly encouraged. Like the ENOD, the U.S. 40 Commercial Revitalization District is a legislative district. The U.S. 40 Commercial Revitalization District continues to offer incentives to encourage revitalization and redevelopment for properties adjacent to this corridor. Flexibility in land uses and standards enhances the appearance and ensures compatibility with adjacent neighborhoods. Incentives are provided to present opportunities for mixed-use development.

Because redevelopment and revitalization are strongly supported by this Plan, care must be taken not to saturate the area with commercially zoned properties. Studies indicate that there is sufficient inventory of commercial land in the County to support the needs identified in this Plan. Based on this, no additional commercial zoning will be supported in this community area unless, upon further analysis, it is determined that there is a need for additional commercial zoning. Any additional zoning changes will be subject to a technical analysis to ensure that the proposed change does not generate adverse impacts in the community. Likewise, this Plan does not support expansion of the Development Envelope north of I-95 adjacent to this Community Area.

A public/private partnership initiated streetscape improvements at the Community Center on U.S. Route 40 and Paul Martin Drive/Tree Top Drive to beautify this community. This streetscape beautification project is expected to spread to the Neighborhood Center on MD Route 755 and to other major corridors and the industrial parks throughout the community to provide a common theme for all of Edgewood.

Redevelopment of the MARC Train Station continues to be a major concern for the Edgewood Community. The Edgewood MARC station is one of two stations in the County and therefore should be viewed as a gateway into the County for commuters and Amtrak users. Redevelopment of this transportation hub is essential in order to increase ridership and to leave a positive impression of the community on its users.

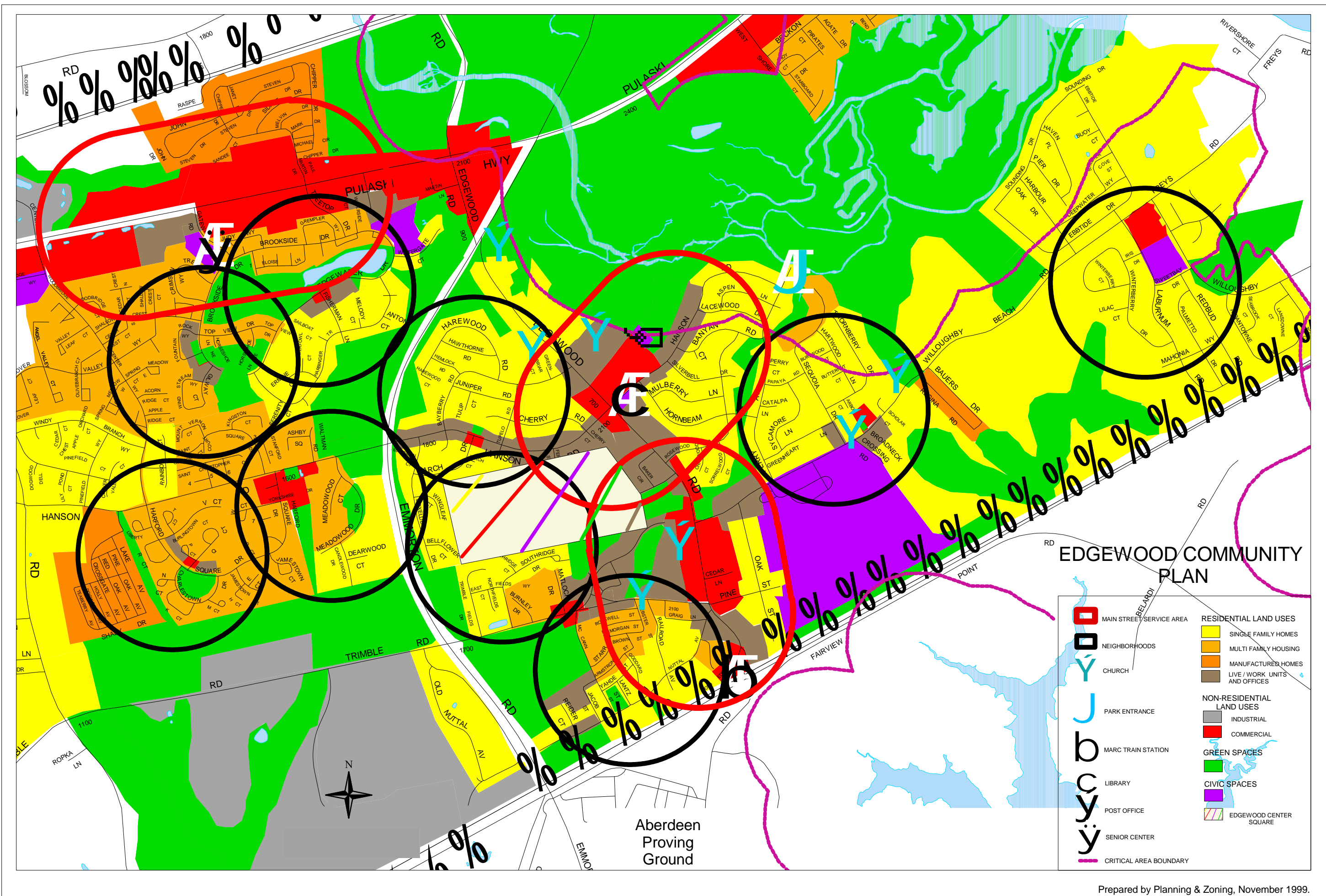
Building on the existing transportation strengths in the community, the focus is on incorporating safe, convenient pedestrian, bicycle and transit options into the current system to provide alternatives to dependence on the automobile for all trips. Traffic calming, lighting and sidewalk improvement, and bike lanes are recommended for various locations throughout the community.

Additional public facilities will be needed to provide for continued low intensity growth in the community. Growth must be staged to ensure that necessary facilities are available to the population when development occurs. Future consideration will be given to various means of transportation modes and the continued expansion of mass transit within the community to facilitate the movement of residents to job centers located within the Enterprise Zone and throughout the Development Envelope.

In 2002, the Winters Run-Otter Point Creek Initiative identified key properties that are environmentally valuable to the area and to the Bush River Watershed. Several of the properties identified are located within the Edgewood Community and within the Chesapeake Bay Critical Area. These properties contain many important natural features including Forest Interior Dwelling Bird Species (FIDS) habitat. The study also identified a series of properties that are important to

completion of the Winters Run Greenway. Together, these properties would expand the existing green hubs established by the State's GreenPrint Program and create crucial connections within the Winters Run-Otter Point Creek corridor. Protection of these properties would provide needed open space for the community. Future development of lands adjacent to these sensitive areas should be done in a manner which recognizes the ecological importance of the area, and the County should actively pursue opportunities to protect these resources.

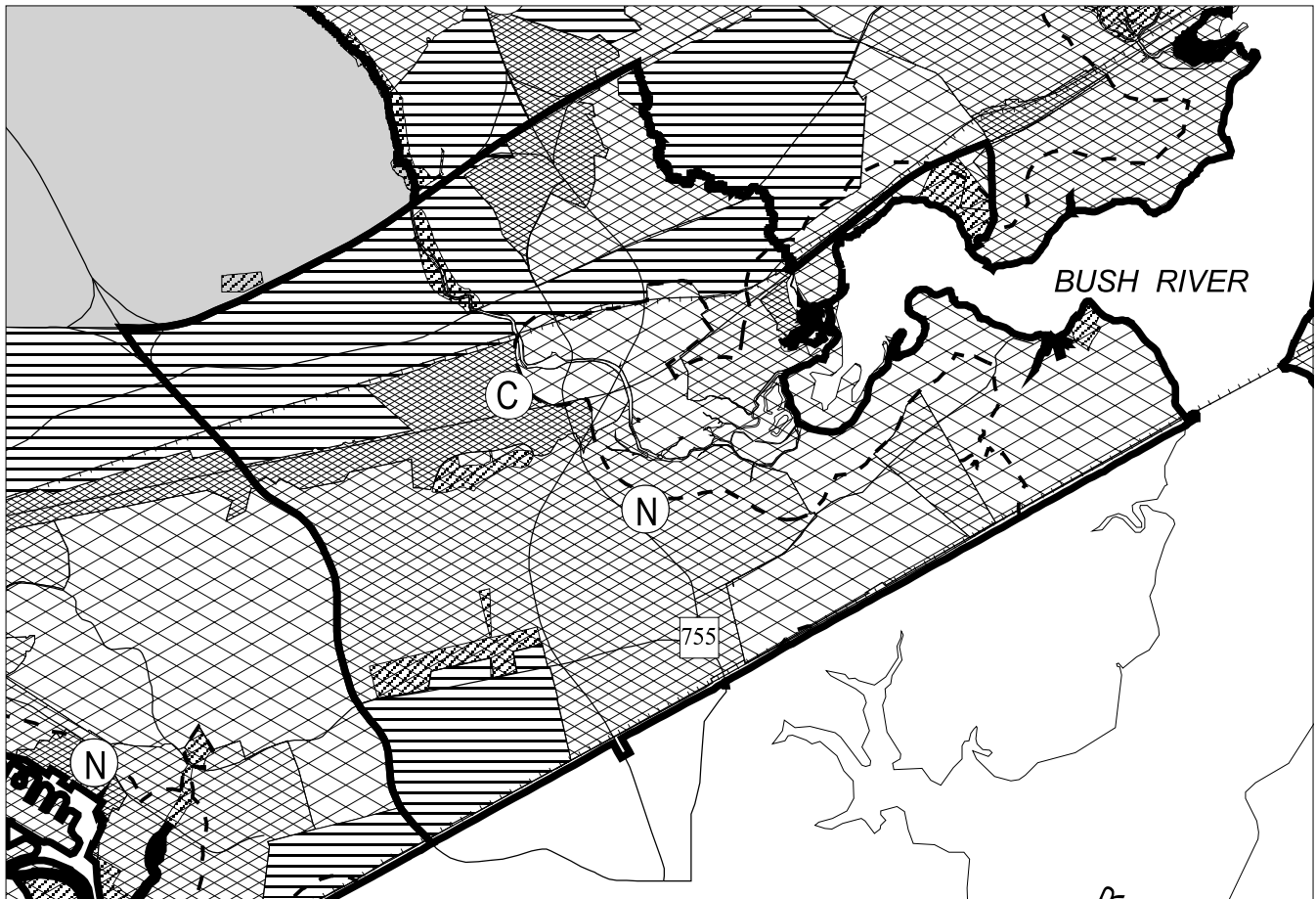
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Prepared by Planning & Zoning, November 1999.

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Edgewood Community Area

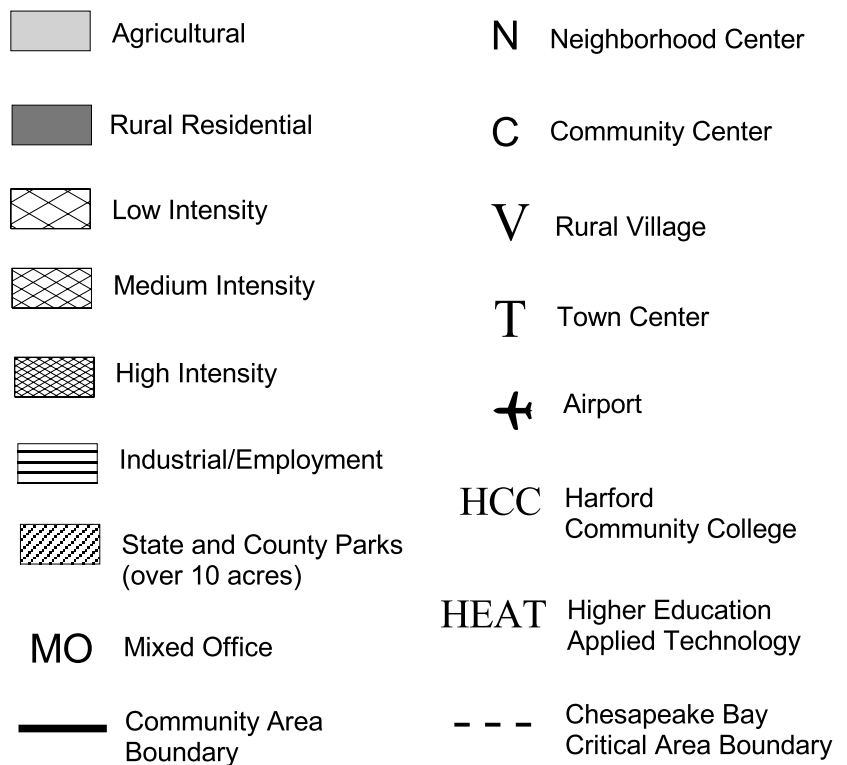
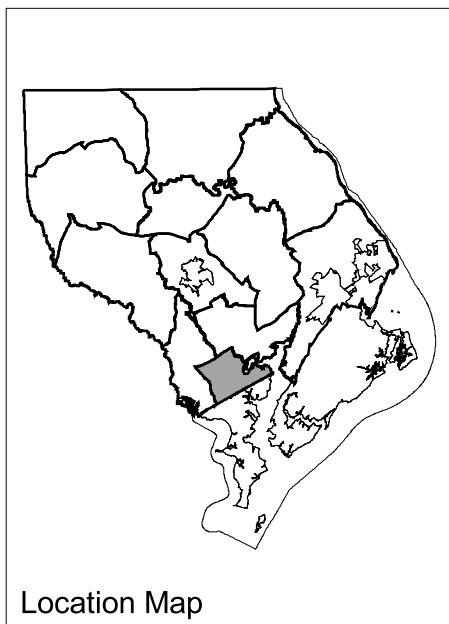


Figure 53 □



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